

Asheville City Council  
Planning and Economic Development Committee

2:00 p.m. July 9, 2008  
Economic Development Office Conference Room

**Minutes**

Present: Councilwoman Robin Cape, Chair; Vice-Mayor Jan Davis; Staff: Gary Jackson, Judy Daniel, Sasha Vrtunski, Sam Powers, Shannon Tuch

Guests: Tom Gallaher, Reid Thompson

The Planning and Economic Development Committee met on June 11, 2008 at 29 Haywood Street at 2:00 p.m. Chair Robin Cape called the meeting to order.

**1. Approval of Minutes**

The Minutes from the June 11, 2008, meeting were approved as written.

**2. Introduction of Judy Daniel, Planning Director**

Councilwoman Cape, Chair, introduced and welcomed Judy Daniel, the new Planning Director for the City of Asheville.

**3. Closed Session**

The Planning and Economic Development Committee went into closed session to instruct City staff concerning the position to be taken by the City in negotiating the price and other material terms of a contract for the acquisition of real property.

No action was taken.

**4. Updates**

**Greenlife**

Shannon Tuch, assistant Planning Director, gave the update. Greenlife is exploring the option of building an entirely new 30,000 square foot building in the same space, which would require a Level 1 Review, using their flagship store in Chattanooga as a model. Plans have not yet been submitted. City staff will meet soon with Greenlife representatives and site designers.

Mr. Reid Thompson, area resident, was recognized to give Public Comment. Mr. Thompson's concerns targeted potential internal (non-permitted) construction,

and trash left at the Greenlife loading dock. Mr. Jackson, City Manager, assured Mr. Thompson that staff would investigate his concerns.

### **Board of Adjustment Retreat**

Shannon Tuch, assistant Planning Director, gave the report. The retreat was held on June 16 in the Public Works building on S. Charlotte St. The Board had not held a retreat in recent history and, as a result, covered numerous topics to help stay current. Mr. Minicozzi, Mr. Masters, and Mr. Judd attended the retreat.

During the retreat, the BOA discussed changing the appeal time from 30 to 60 days and also supported other minor revisions to ensure consistency with legislative changes from 2005. Staff will draft the proposed changes and present to the Board for final approval.

Mr. Samuel Fritschner, attorney for Henderson County, spoke on the unauthorized practice of law, at the retreat.

Councilwoman Cape, Chair, requested the minutes from the retreat.

## **5. Status Reports**

### **West Asheville Haywood Corridor Land Use**

Shannon Tuch, assistant Planning Director, gave the report. The West Asheville Haywood Corridor Land Use plan was expected to be created in tandem with the Merrimon Corridor. The Merrimon group, however, had more public participation and therefore took more attention from City planners. Due to the challenges posed by the Merrimon district, the West Asheville Haywood Corridor was essentially left in limbo. Concerns have surfaced identifying the cultural differences in the areas and therefore with overlay zoning that might create incompatible development. Staff is looking at a small area plan with the area, and realizes the importance of integrating plans.

### **Downtown Master Plan**

Sasha Vrtunski, Project Manager for the Downtown Master Plan, presented the update. Please see attached memo to the Mayor and Council. A draft plan should be available in early September. Ms. Vrtunski will bring it to PED and the Downtown Commission and then to a City Council work session, as well as several public presentations.

Councilman Davis voiced his concern that the public meeting for business owners was scheduled for 8:00 a.m., which might be terribly inconvenient for them. Ms. Vrtunski agreed to add a second meeting time.

The dates for these public presentations will be posted on the City's website.

### **City Owned Property RFP**

Sam Powers, Economic Development Director, gave the update. Please see attached update of list of dates. The process is on schedule. Currently, McKibbin, the proposed developer for the Haywood Street Civic Center property, is not looking at including public parking in his plan, but is still investigating a public/private partnership on the public space.

## **6. New Business**

### **Jim Barkley Toyota**

Councilman Davis discussed a meeting he had with representatives of Jim Barkley Toyota concerning landscape issues should they renovate their building. Both Planning Director Judy Daniel and Shannon Tuch, assistant Planning Director, will notify and discuss with Jim Barkley Toyota representatives the alternative landscaping requirements for car lots in the UDO.

### **Alternate Meeting Time**

Due to a conflict for Councilman Russell with another City board, the PED Committee voted to meet on the 3<sup>rd</sup> Wednesday of every month, at 11:30a. Lunch will be "brown bag."

The meeting was adjourned at 3:50 p.m.